

1 BILL NO. R-87-06-05

2 DECLARATORY RESOLUTION NO. R-36-87

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
5 under I.C. 6-1.1-12.1 for property
6 commonly known as 4617 Industrial Road,
7 Fort Wayne, Indiana 46825. (Classic
8 Products Corp., Petitioner).

9 WHEREAS, Petitioner has duly filed its petition dated
10 May 29, 1987, to have the following described property
11 designated and declared an "Economic Revitalization Area" under
12 Division 6, Article II, Chapter 2 of the Municipal Code of the
13 City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-
14 12.1, to-wit:

15 PARCEL ONE

16 Part of the East 1/2 of the South-
17 west 1/4 of Section 23, Township
18 31 North, Range 12 East, Allen
19 County, Indiana, being more particularly
20 described as follows:

21 Commencing at a point on the
22 West line of the East 1/2 of
23 the Southwest 1/4 of Section
24 23, Township 31 North, Range
25 12 East, said point being located
26 992.85 feet North of the Southwest
27 corner of the East 1/2 of the
28 Southwest 1/4 of said Section
29 23; thence continuing North a
30 distance of 248.4 feet; thence
31 East a distance of 249 feet;
32 thence North a distance of 244
feet; thence East a distance
of 312.5 feet to a point in the
centerline of what is presently
known as Industrial Road; thence
South along the centerline of
said road a distance of 494.2
feet; thence West a distance
of 568.2 feet to the place of
beginning containing 5.00 acres
of land, more or less.

EXCEPT that part thereof sold
off and described as follows,
to wit:

Commence on the West line as
established of the East 1/2 of
said 1/4 Section at a pin set,
situated 992.85 feet Northerly

1 of the Southwest corner thereof;
2 thence continuing Northwesterly
3 along the West line of the East
4 1/2 of said 1/4 Section, a distance
5 of 248.4 feet; thence Easterly
6 by a deflection right of 90 degrees
7 20 minutes, a distance of 60.0
8 feet; thence Southerly and parallel
9 to the West line of the East
10 1/2 of said 1/4 Section, a distance
11 of 189.3 feet; thence Easterly
12 by a deflection left of 88 degrees
13 57 minutes, a distance of 509.0
14 feet to the centerline of a public
15 road known as Industrial Road;
16 thence Southerly along said road
17 centerline by a deflection right
18 of 89 degrees 11 minutes, a distance
19 of 60.0 feet; thence Westerly
20 by a deflection right of 90 degrees
21 49 minutes, a distance of 568.8
22 feet (568.2 feet Deed) to the
23 point of beginning containing
24 45,465 square feet of land.

25 PARCEL TWO

26 Part of the East One-Half of
27 the Southwest Quarter, Section
28 23, Township 31 North, Range
29 12 East, Allen County, Indiana,
30 in particular described as follows:
31 To arrive at the point of beginning,
32 commence on the West line as
established, of the East One-Half
of the Southwest Quarter of said
Quarter Section at a pin set,
situated 992.85 feet Northerly
of the Southwest corner thereof;
thence continuing Northerly along
the West line of the East One-Half
of said Quarter Section, a distance
of 248.4 feet to the South line
of said 7.0 Acre Tract as established;
thence Easterly on the line aforesaid
by a deflection right of 90 degrees
20 minutes, a distance of 60.0
feet to the aforementioned point
of beginning; thence Northerly
on a line parallel to the West
line of the East one-Half of
said Quarter Section, a distance
of 240.0 feet; thence Easterly
by a deflection right of 90 degrees
20 minutes; a distance of 192.1
feet; thence Southerly by a deflection
right of 89 degrees 40 minutes,
a distance of 240.0 feet to an
iron pin found (by Deed situated
1241.5 feet North and 250 feet
East of the Southwest corner
of the East One-Half of said
Quarter Section); thence Westerly

1 by a deflection right of 90 degrees
2 20 minutes, a distance of 192.1
3 feet to the point of beginning,
containing 46,104 square feet.

4 said property more commonly known as 4617 Industrial Road, Fort
5 Wayne, Indiana 46825;

6 WHEREAS, it appears that said petition should be pro-
7 cessed to final determination in accordance with the provisions
8 of said Division 6.

9 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
10 OF THE CITY OF FORT WAYNE, INDIANA:

11 SECTION 1. That, subject to the requirements of Section
12 4, below, the property hereinabove described is hereby designated
13 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
14 12.1. Said designation shall begin upon the effective date of
15 the Confirming Resolution referred to in Section 3 of this Resolu-
16 tion and shall continue for one (1) year thereafter. Said desig-
17 nation shall terminate at the end of that one-year period.

18 SECTION 2. That upon adoption of this Resolution:

- 19 (a) Said Resolution shall be filed with the Allen
20 County Assessor;
- 21 (b) Said Resolution shall be referred to the Committee
22 on Finance and shall also be referred to the De-
23 partment of Economic Development requesting a re-
24 commendation from said department concerning the
25 advisability of designating the above designated
26 area an "Economic Revitalization Area";
- 27 (c) Common Council shall publish notice in accordance
28 with I.C. 5-3-1 of the adoption and substance of
29 this Resolution and setting this designation as an
30 "Economic Revitalization Area" for public hearing;
- 31 (d) If this Resolution involves an area that has al-
32 ready been designated an allocation area under
33 I.C. 36-7-14-39, then the Resolution shall be re-
34 ferred to the Fort Wayne Redevelopment Commission

and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

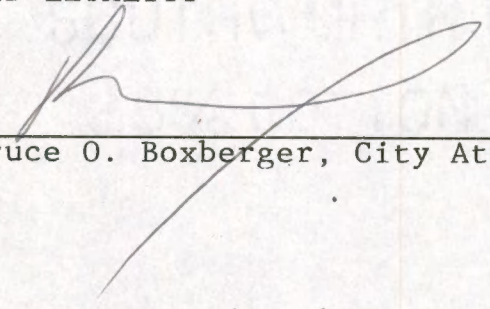
SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall only apply to a deduction of the assessed value of personal property for new manufacturing equipment.

SECTION 4. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

SECTION 5. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

Read the first time in full and on motion by _____ seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart seconded by J. M. W., and duly adopted, placed on its passage. PASSED (lost) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	_____	_____	_____	<u>✓</u>	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 6-9-87

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~) (~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. R-3687 on the 9th day of June, 1987,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. Quint
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of June, 1987, at the hour of 11:30 o'clock P. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 16th day of June, 1987, at the hour of 3:00 o'clock P. M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"

APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

☒ Real Estate Improvements
☒ Personal Property (New Manufacturing Equipment)
☒ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: Classic Products Corp.

Address of Applicant's Principle Place of Business:

318 Racquet Drive* *7/1 will Move To: 4617 Industrial Road
Fort Wayne Indiana Fort Wayne, IN
46825 46825

Phone Number of Applicant: (219) 484-2695

Street Address of Property Seeking Designation:

S.I.C. Code of Substantial User of Property: 5040

B. PROJECT SUMMARY INFORMATION:

	<u>YES</u>	<u>NO</u>
Is the project site solely within the city limits of the City of Fort Wayne	<u>X</u>	<u>—</u>
Is the project site within the flood plain?	<u>—</u>	<u>X</u>
Is the project site within the rivergreenway area?	<u>—</u>	<u>X</u>
Is the project site within a Redevelopment Area?	<u>—</u>	<u>—</u>
Is the project site within a platted industrial park?	<u>—</u>	<u>—</u>
Is the project site within the designated downtown area?	<u>—</u>	<u>X</u>
Is the project site within the Urban Enterprise Zone?	<u>—</u>	<u>X</u>
Will the project have ready access to City Water?	<u>X</u>	<u>—</u>
Will the project have ready access to City Sewer?	<u>X</u>	<u>—</u>
Is any adverse environmental impact anticipated by reason of operation of the proposed project?	<u>—</u>	<u>X</u>

C. ZONING INFORMATION

What is the existing zoning classification on the project site? _____

What zoning classification does the project require? _____

What is the nature of the business to be conducted at the project site?

1.) Wholesale Supply of Sporting Goods Equipment

2.) Retail Sales of Screenprinted Sportswear

D. Real Estate Abatement:

Complete this section of the application only if in future will request a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

What is the condition of structure(s) listed above? _____

Current assessed value of Real Estate:

Land _____

Improvements _____

Total _____

What was amount of Total Property Taxes owed during the immediate past year? _____ for year 19__.

Give a brief description of the proposed improvements to be made to the real estate.

Cost of Improvements: \$ _____

Development Time Frame:

When will physical aspects of improvements begin? _____

When is completion expected? _____

E. PERSONAL PROPERTY ABATEMENT:

Complete this section of the application only if in future will request a deduction from assessed value for installation of new manufacturing equipment.

Current Assessed Value of Personal Property: \$84,500.00

What was amount of Personal Property Taxes owed during the immediate past year? 0 for year 1987.
Give a brief description of new manufacturing equipment to be installed at the project site.

Equipment needed for Art Room, Screen Printing Production,
Embroidery Production and Warehousing.

Cost of New Manufacturing Equipment? \$ 85,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment? July 1, 1987

When is installation expected to be completed? August 31, 1987

F. PUBLIC BENEFIT INFORMATION:

How many permanent jobs currently are employed by the applicant in Allen County? 18

How many permanent jobs will be created as a result of this project?
5

Anticipated time frame for reaching employment level stated above?
May 1, October 31, 1987

What is the nature of those jobs?

Warehouse, Screen Print Products, Embroidery Production, Clerical

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

The property is a vacant lot.

In what Township is project site located? _____

In what Taxing District is project site located? _____

G. CONTACT PERSON:

Name & Address of Contact Person for further information if required:

Mikel S. Eid

318 Racquet Drive

Fort Wayne, Indiana 46825

Phone Number of Contact Person (219) 484-2695

Home: 219 925-0461

I hereby certify that the information and representation on this Application and attached exhibits are true and complete.

Mikel S. Eid
Signature of Applicant

May 29, 1987
Date

EXHIBITS:

The following exhibits must be attached to the application for it to be considered complete:

1. Legal Description of Property
2. Check for application fee of \$50.00 to be made payable to City of Fort Wayne.
3. Owners Certificate (if applicant is not the owner of property to be designated).

"ECONOMIC REVITALIZATION AREA"
PROCEDURE
FORT WAYNE, INDIANA

Applicant receives an application for designation
of property as an "Economic Revitalization Area"

Application is completed and filed in office of
Division of Economic Development; along with
application fee

Application is reviewed
and Economic Development
recommendation is prepared

Law office prepares resolution
to designate area and a resolu-
tion to confirm designation

Both resolutions are introduced
to City Council

Resolution to confirm
designation is sent
to Committee on Finance

Resolution to
designate area is
approved

Applicant presents project to
Committee on Finance

City Council holds a public hearing

City Council votes on Resolution
to confirm designation

Applicant files for deduction of
assessed value with County Auditor

County Auditor requests City Council
to recommend period of deduction

Law office prepares Resolution for
Entitled Deduction

Resolution is introduced to
City Council and placed
into Finance Committee

Applicant gives update report of
project to Committee on Finance

City Council votes on Resolution
for Entitled Deduction

Certified copy of Resolution
is sent to County Auditor

86-004621

DULY ENTERED FOR TAXATION

MAIL TAX BILLS TO:

P. O. Box 10147
Fort Wayne, Indiana 46850

CORPORATE DEED

FEB 14 1986

THIS INDENTURE WITNESSETH, That INDIANA CONSTRUCTION CORP. Gloria J. Goeglein
AUDITOR OF ALLEN COUNTY

_____("Grantor"), a corporation organized and
existing under the laws of the State of Indiana, CONVEYS
AND WARRANTS — ~~RELEASES AND WARRANTS TO~~ 4625 PARTNERSHIP, an Indiana
General Partnership of Allen County, in the State of
Indiana, in consideration of Ten Dollars (\$10.00) and other good and
valuable consideration

the receipt of which is hereby acknowledged, the
following described real estate in Allen County, in the State of Indiana, to-wit:

See Exhibit A for lot descriptions.

Subject to all real estate taxes, all zoning laws and ordinances, building, use and
occupancy restrictions, building lines, easements, and rights-of-way of record.

Grantor represents and warrants that all Indiana gross income tax due as a result of
this conveyance shall be paid by Grantor.

Indiana Gross Income Tax on Sale of Real Estate	
Paid by	<u>Grantor</u>
Date Paid	<u>Feb. 13, 1986</u>
Amount Paid \$	<u>4,800.00</u>
Treasurer's Receipt #	<u>47627</u>
Allen County	

DULY ENTERED FOR TAXATION

FEB 11 1986

Gloria J. Goeglein
AUDITOR OF ALLEN COUNTY

~~INSTRUMENT # 12,493~~

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor,
that (each of) the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper
resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in
good standing in the State of its origin and, where required, in the State where the subject real estate is situate;
that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate
action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 31st

day of December, 19 85

INDIANA CONSTRUCTION CORP.

By Gregg F. Weisman
ATTEST: Gregg F. Weisman, Secretary

By Harry J. Okeson
Harry J. Okeson, Vice President

(Printed Name and Office)

(Printed Name and Office)

STATE OF INDIANA }
COUNTY OF ALLEN } SS:

Before me, a Notary Public in and for said County and State, personally appeared Harry J. Okeson
and Gregg F. Weisman the Vice President
and Secretary, respectively of Indiana Construction Corp.

who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly
sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 30th day of December, 19 85.

My Commission Expires April 25, 1987 Signature Dorothy A. Kappner
Resident of Allen County Printed Dorothy A. Kappner, Notary Public

This instrument prepared by Lawrence E. Shine - SHOAFF, PARKER & KEEGAN, Attorney at Law.
2400 Fort Wayne National Bank Bldg., P. O. Box 12709, Fort Wayne, Indiana 46864.

Mail to: Pupard, Guy

INSTRUMENT # 12,632

EXHIBIT A

PARCEL ONE

Part of the East 1/2 of the Southwest 1/4 of Section 23, Township 31 North, Range 12 East, Allen County, Indiana, being more particularly described as follows:

Commencing at a point on the West line of the East 1/2 of the Southwest 1/4 of Section 23, Township 31 North, Range 12 East, said point being located 992.85 feet North of the Southwest corner of the East 1/2 of the Southwest 1/4 of said Section 23; thence continuing North a distance of 248.4 feet; thence East a distance of 249 feet; thence North a distance of 244 feet; thence East a distance of 312.5 feet to a point in the centerline of what is presently known as Industrial Road; thence South along the centerline of said road a distance of 494.2 feet; thence West a distance of 568.2 feet to the place of beginning containing 5.00 acres of land, more or less.

EXCEPT that part thereof sold off and described as follows, to wit:

Commence on the West line as established of the East 1/2 of said 1/4 Section at a pin set, situated 992.85 feet Northerly of the Southwest corner thereof; thence continuing Northwesterly along the West line of the East 1/2 of said 1/4 Section, a distance of 248.4 feet; thence Easterly by a deflection right of 90 degrees 20 minutes, a distance of 60.0 feet; thence Southerly and parallel to the West line of the East 1/2 of said 1/4 Section, a distance of 189.3 feet; thence Easterly by a deflection left of 88 degrees 57 minutes, a distance of 509.0 feet to the centerline of a public road known as Industrial Road; thence Southerly along said road centerline by a deflection right of 89 degrees 11 minutes, a distance of 60.0 feet; thence Westerly by a deflection right of 90 degrees 49 minutes, a distance of 568.8 feet (568.2 feet Deed) to the point of beginning containing 45,465 square feet of land.

PARCEL TWO

Part of the East One-Half of the Southwest Quarter, Section 23, Township 31 North, Range 12 East, Allen County, Indiana, in particular described as follows: To arrive at the point of beginning, commence on the West line as established, of the East One-Half of the Southwest Quarter of said Quarter Section at a pin set, situated 992.85 feet Northerly of the Southwest corner thereof; thence continuing Northerly along the West line of the East One-Half of said Quarter Section, a distance of 248.4 feet to the South line of said 7.0 Acre Tract as established; thence Easterly on the line aforesaid by a deflection right of 90 degrees 20 minutes, a distance of 60.0 feet to the aforementioned point of beginning; thence Northerly on a line parallel to the West line of the East one-Half of said Quarter Section, a distance of 240.0 feet; thence Easterly by a deflection right of 90 degrees 20 minutes; a distance of 192.1 feet; thence Southerly by a deflection right of 89 degrees 40 minutes, a distance of 240.0 feet to an iron pin found (by Deed situated 1241.5 feet North and 250 feet East of the Southwest corner of the East One-Half of said Quarter Section); thence Westerly by a deflection right of 90 degrees 20 minutes, a distance of 192.1 feet to the point of beginning, containing 46,104 square feet.

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

2-87-06-05

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 4617 Industrial Road, Fort Wayne, Indiana 46825. (Classic Products Corp., Petitioner).

EFFECT OF PASSAGE New manufacturing equipment that will be needed for Art Room, Screen Printing Production, Embroidery Production and Warehousing, creating new jobs for the community.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$85,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-87-06-05

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12-1 for property commonly
known as 4617 Industrial Road, Fort Wayne, Indiana 46825.

(Classic Products Corp., Petitioner)

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~
(RESOLUTION)

YES

NO

BEN A. EISBART
CHAIRMAN

JAMES S. STIER
VICE CHAIRMAN

CHARLES B. REDD

DONALD J. SCHMIDT

SAMUEL J. TALARICO

CONCURRED IN _____

SANDRA E. KENNEDY
CITY CLERK